

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
James M. Miranda
Lois L. Miranda
Debtors

Case No. 18-02639-RNO
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0314-5

User: TWilson
Form ID: pdf010

Page 1 of 1
Total Noticed: 1

Date Rcvd: Mar 26, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 28, 2019.
db/jdb James M. Miranda, Lois L. Miranda, 2671 Gold Key Estates, Milford, PA 18337

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 28, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 26, 2019 at the address(es) listed below:

Amanda Lindsay Rauer on behalf of Creditor WELLS FARGO BANK, N.A. amanda.rauer@pkallc.com,
chris.amann@pkjllc.com;nick.bracey@pkjllc.com;Samantha.gonzalez@pkallc.com;jill@pkallc.com;mary.r
aynor-paul@pkallc.com;harry.reese@pkallc.com
Charles J DeHart, III (Trustee) TWecf@pamd13trustee.com
Harry B Reese on behalf of Creditor WELLS FARGO BANK, N.A. harry.reese@pkjllc.com,
chris.amann@pkjllc.com;nick.bracey@pkjllc.com;Samantha.gonzalez@pkallc.com;jill@pkallc.com;mary.r
aynor-paul@pkallc.com;amanda.rauer@pkallc.com
James Warmbrodt on behalf of Creditor U.S. Bank National Association, as Trustee, et al...
bkgroup@kmlawgroup.com
Jill Manuel-Coughlin on behalf of Creditor WELLS FARGO BANK, N.A. jill@pkjllc.com,
chris.amann@pkjllc.com;nick.bracey@pkjllc.com;samantha.gonzalez@pkallc.com;harry.reese@pkallc.com
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United States Trustee ustpregion03.ha.ecf@usdoj.gov
Vern S. Lazaroff on behalf of Debtor 2 Lois L. Miranda pabankruptcy@vernlazaroff.com,
r39899@notify.bestcase.com
Vern S. Lazaroff on behalf of Debtor 1 James M. Miranda pabankruptcy@vernlazaroff.com,
r39899@notify.bestcase.com

TOTAL: 8

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE: James M. Miranda Lois L. Miranda		Case No. 18-02639 RNO Chapter 13
	Debtors	
WELLS FARGO BANK, N.A.	Movant	
v. James M. Miranda Lois L. Miranda and Charles J. DeHart, III, Esquire	Respondents	

ORDER

AND NOW, it is hereby ORDERED that the automatic stay of 11 U.S.C. §362(a) is hereby modified to permit, WELLS FARGO BANK, N.A. and/or its successors and assigns to proceed with foreclosure on the property located at 527 6th Street, Union City, NJ 07087, and obtain all other Relief available under the Non-Bankruptcy law.

Upon the order being granted and entered, Movant shall have the continuing authority to contact the Debtors directly to determine intent regarding the property located at 527 6th Street, Union City, NJ 07087 and/or to verify vacancy of the home.

It is further ORDERED, that relief granted by this order shall survive the conversion of this bankruptcy case to a case under any other Chapter of the Bankruptcy Code.

Dated: March 26, 2019

By the Court,



Robert N. Opel, II, Chief Bankruptcy Judge (PAR)